

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO

January 13, 2009

Meeting

Chairman Mike McFarland called this meeting of the Tipp City Planning Board to order at 7:30 p.m.

Roll Call

Roll call showed the following Board members present: Mike McFarland, John Berbach, Robert Horrocks, and Mark Springer. Newly appointed member Joseph Gibson was present

Others in attendance: Mayor Tim Evans, City Council member George Lovett, City Planner/Zoning Administrator Matt Spring and Board Secretary Marilyn Fennell.

Mayor Evans swore in newly appointed Joseph Gibson and reappointed Michael McFarland. Their terms will expire December 31, 2011.

Election of
Chairman and
Vice-Chairman
for 2009

Mr. McFarland opened the nominations for Chairman. Mr. Berbach **nominated Mike McFarland**. Mr. Horrocks seconded the nomination. There were no further nominations. Mr. McFarland was elected Chairman by a vote of 4-0-1. Ayes: Berbach, Gibson, Horrocks, and Springer. Mr. McFarland abstained.

Mr. McFarland opened the nominations for Vice-Chairman. Mr. Horrocks **nominated Mark Springer**. Mr. Berbach seconded the nomination. There were no other nominations. Mr. Springer was elected Vice-Chairman by a vote of 4-0-1. Ayes: Horrocks, Berbach, Gibson, and McFarland. Mr. Springer abstained.

**Approval of
Minutes**

December 9,
2008 Meeting

Mr. McFarland **moved to approve the minutes of the December 9, 2008 Meeting as presented**. Mr. Springer seconded the motion. Motion passed. 4-0-1, Ayes; McFarland, Springer, Berbach, & Horrocks. Abstention: Gibson

**Items not on the
Agenda**

There were no comments on items not on the agenda.

NEW BUSINESS

Deadline Dates

Chairman McFarland announced that the next regularly scheduled Planning Board meeting would be held Tuesday, February 10, 2009. Preliminary Plans, Final Plats and Site Plans must be submitted by 5:00 p.m. on January 20, 2009.

County Road 25-
A, (SR 571 to
Meijers)
Replat &
Dedication of
Right-of-Way

Mr. Spring reported that the City of Tipp City requests Planning Board forward a positive recommendation to City Council regarding the replat and dedication of 7.364 acres of right-of-way along CR 25A in association with the previous City of Tipp City County Road 25A upgrade project constructed in 2005-2006. The proposed replat will incorporate all property previously acquired for the upgrade project into a single unified right-of-way dedicated to the City of Tipp City. The proposed replat occurs along CR 25A between SR 571 on the south and the Floral Acres subdivision on the north.

All property proposed for dedication (7.614 total acres) is

currently owned by either the City of Tipp City or the Miami County Commissioners as follows:

City of Tipp City	5.158 acres
Miami County Commissioners	<u>2.456 acres</u>
	7.614 acres

The action will dedicate right-of-way to the City of Tipp City along this section of CR 25A. He continued that the Miami County Tax Map Department has reviewed and approved the proposed replat and dedication. Both the Miami County Engineer and Miami County Commissioners have executed the ROW dedication plat.

Mr. Springer continued that the second part of this matter is to set interim zoning. Any existing parcels not currently within the corporate limits of the City will be annexed into the City of Tipp City. Section §154.018(A) requires the Planning Board to recommend an interim zoning designation for land that is zoned prior to annexation. The land to be classified as being whichever district most closely conforms to the zoning that existed prior to annexation.

Staff noted that much of the replatted sections of CR 25A had previously been designated with a City zoning district. The following interim zoning is proposed for those areas that do not currently have a Tipp City zoning district designation:

<u>Address</u>	<u>Location</u>	<u>Adjacent to Parcel #</u>	<u>Interim Zoning</u>
5246 S. CR 25A	50 ft. ROW east	G12-025700	GB -General Business
5222 S. CR 25A	50 ft. ROW east	G12-026200	GB – General Business
5200 S. CR 25A	50 ft. ROW east	G12-026300	GB – General Business
5172 S. CR 25A	50 ft. ROW east	G12-080715	GB – General Business
5100 S. CR 25A	50 ft. ROW east	G12-080713	I-1 – Light Industrial
4517 S. CR 25A	50 ft. ROW west	G12-080300	I-1 – Light Industrial
4615 S. CR 25A	50 ft. ROW west	G12-080358	I-1 – Light Industrial
4595 S. CR 25A	50 ft. ROW west	G12-080301	I-1 – Light Industrial
20 E. Floral Acres	50 ft. ROW west	G12-080302	I-1 – Light Industrial
25 E. Floral Acres	50 ft. ROW west	G12-080303	I-1 – Light Industrial

Staff recommends the following two (2) separate motions:

1. A positive recommendation to City Council regarding the proposed replat and right-of-way dedication.
2. Set interim zonings as noted above.

Mr. Springer asked if there was an issue with the center-line when the road project was done or is this just an administrative clean-up. Mr. Spring said it is more of a clean-up. The property was all acquired before the road improvement project. There were some issues that had to be taken care of and those are completed. Mr. Springer asked who maintains this right-of-way. Mr. Spring said it is the property owners that mow and maintain and the City would be doing the snow plowing, etc.

Mr. McFarland asked for further questions. There were none. Mr. McFarland **moved to recommend the replat and right-of-way dedication for this section of County Road 25A to City Council for approval.** Mr. Springer seconded the motion. Motion passed 5-0.

Mr. Berbach **moved to set interim zoning for the properties involved as given in the staff report, General Business and Light Industrial.** Mr. Horrocks seconded the motion. Motion passed 5-0.

Old Business
Miscellaneous
City Council
Reports:

Dec. 15, 2008-
Mr. McFarland

Jan. 5, 2009- Mr.
McFarland

2009 City Council
Calendar
Assignments

Board member
comments

Adjournment

There was no Old Business to discuss.

Mr. McFarland reported that the annual budget was adopted at the December 15, 2008 Council meeting and Star Ex was awarded the contract for the Kinna Drive extension project and a public hearing was set for the rezoning of the property for the proposed Koenig John Deere facility on County Rd. 25A.

Mr. McFarland reported that there was a first reading for the zoning map amendment on County Road 25-A and the Council appointed himself and Mr. Gibson to the Planning Board for 3-year terms.

The Planning Board divided up the first 6 months of City Council meetings. The last 6 months will be reviewed at the June meeting.

Mr. Berbach welcomed Mr. Gibson to the Board. Mr. Horrocks welcomed Mr. Gibson and wished all a Happy New Year. Mr. Springer welcomed Mr. Gibson congratulations to Mr. McFarland for his chairmanship. He asked if there are any upcoming projects for the Board's consideration, a concept plan on 25A or the Kessler-Cowlesville development. Mr. Spring said he was awaiting plans and was concerned about the marketplace conditions. He also said Clark's Pharmacy has discussed a plan for some improvements with staff but has not returned any site plans.

Mr. Gibson said he appreciated the opportunity to serve on the Board and appreciated the kind words from the members. Mr. McFarland welcomed Mr. Gibson and thanked all for their confidence for his chairmanship for the year.

There being no further business for discussion, Mr. Springer **moved that the meeting be adjourned.** Mr. Berbach seconded the motion. Chairman McFarland declared the meeting adjourned at 7:50 pm.

Michael McFarland, Planning Board Chairman

Attest: _____
Marilyn Fennell, Board Secretary